

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Interim Director of Planning, Regeneration & Public Realm**

Address 261 LONG LANE HILLINGDON

Development: Erection of a part single storey, part double storey side extension and double storey rear extension with loft conversion and roof lights

LBH Ref Nos: **12883/APP/2022/3362**

Drawing Nos: Tree Survey
21/3445/307
21/3445/1
21/3445/306
21/3445/303
21/3445/4
21/3445/5

Date Plans Received: 03/11/2022 **Date(s) of Amendment(s):**

Date Application Valid: 03/11/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey detached house with integral garage and flat roofed rear extension located on the Western side of Long Lane, within the Hillingdon Court Area of Special Local Character (ASLC). The site is also subject of TPO60 and is within a Critical drainage area.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single storey, part double storey side extension and double storey rear extension with loft conversion and roof lights

1.3 Relevant Planning History

12883/APP/2021/3033 261 Long Lane Hillingdon

Two storey side and rear extension

Decision Date: 30-09-2021 Refused

12883/APP/2021/4206 261 Long Lane Hillingdon

Two storey side and rear extension and associated alterations to front elevation

Decision Date: 07-01-2022 Refused

12883/APP/2022/1369 261 Long Lane Hillingdon

Erection of a part single, part double storey side extension and double storey rear extension

Decision Date: 30-06-2022 Approved

12883/APP/2022/260 261 Long Lane Hillingdon

Erection of a two storey extension to the side and rear.

Decision Date: 24-03-2022 Refused

12883/B/97/1361 261 Long Lane Hillingdon
Erection of a detached garage

Decision Date: 07-01-1998 Approved

12883/C/98/0399 261 Long Lane Hillingdon
To fell one Corsican Pine tree (T38) on TPO 60

Decision Date: 23-07-1998 Approved

12883/TRE/2007/177 261 Long Lane Hillingdon
TO FELL ONE SCOTS PINE (T44) ON TPO 60.

Decision Date: 06-03-2008 Refused

12883/TRE/2012/17 261 Long Lane Hillingdon
To carry out tree surgery

Decision Date: 21-02-2012 WD

Comment on Planning History

There has been an extensive planning history at the site as listed above. The most recent application reference 12883/APP/2022/1369 for a part single, part double storey side extension and double storey rear extension was approved.

Prior to that application reference 12883/APP/2022/260 for a two storey extension to the side and rear was refused for the following reason:

The proposal, by reason of its siting in this visually prominent location, size, scale, bulk and design would result in an incongruous development which would fail to harmonise with the architectural composition of the original and adjoining buildings and would be detrimental to the character, appearance and visual amenities of the host dwelling, the street scene and the wider Hillingdon Court Park Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies HC1, D4 and D8 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring properties were consulted by letter dated 8.11.22

1 letter of objection was received

- loss of light into neighbouring properties
- the size on the application would have an adverse affect on light
- the large side extension is showing to be positioned on the opposite of the property site on the border of Parkway as well as Long Lane - this would not be in keeping

1 letter of comment has been received raising no objection to the extension providing trees are not impacted and lights are not installed to rear wall.

The impact on residential amenity and trees are discussed in the sections below.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

LPP HC1 (2021) Heritage conservation and growth

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality and whether the development preserves the ASLC, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no

unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions Policy DMHD 1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to side extensions Policy DMHD 1 requires:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regard to roof extensions Policy DMHD1 requires:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and

v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

Policy DMHB 5 requires development to respect the character of ASLC's.

The proposal is considered out of keeping with the prevailing homogeneously designed streetscape. Whilst it is recognised that the scale of the extensions is similar to those which were recently approved, the rear extension introduces a large, uncharacteristic crown roof. The proposed rear extension would significantly increase the bulk of the building, exacerbated by the creation of the crown roof form. As per policy DMHD 1 (viii) large crown roofs will not be supported. This concern has been raised previously in respect of the refused application reference 12883/APP/2022/260. No other material considerations exists in this case to warrant such a stark departure from the Council's adopted policy in this regard. Concerns are therefore raised that the development would fail to respect the character and appearance of the building, streetscene and wider ASLC.

Overall the proposal, by reason of its siting in this visually prominent location, size, scale, bulk and design, including a large crown roof to the rear, would result in an incongruous development which would fail to harmonise with the architectural composition of the original and adjoining buildings. The development would be detrimental to the character, appearance and visual amenities of the street scene and the wider Hillingdon Court Park Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies HC1, D4 and D8 of the London Plan (2021) and the National Planning Policy Framework (2021).

Given the degree of separation and projection, the proposed extension would not intersect the 45 degree line from the closest first floor window in the rear elevation of adjacent number 263 nor give rise to an unacceptable loss of light and outlook. Concerns have been raised by the occupants of 2 Parkway that the proposal would result in an unacceptable loss of light and outlook. However, despite the staggered building line the separation distance, siting and orientation of the properties would all ensure there would be no material harm to this neighbour. It is considered that a refusal on loss of light and outlook could not be justified.

Policy DMHB 14: Trees and Landscaping requires:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed,

proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The site lies within the Hillingdon Court Park Area of Special Local Character and is covered by TPO 60, according to which there are 11 protected trees within the front garden. The Council's Landscape Officer has previously advised that the safeguarding of protected trees will only be effective if the AMS is strictly adhered to and an arboricultural consultant is employed to supervise and monitor the tree protection measures on site. In the event of an approvable scheme, a pre-commencement Construction Management Plan would be conditioned which incorporates the tree protection measures and confirms that the arboricultural consultant will be retained to the tree protection measures.

The proposal would not have an unacceptable impact on car parking at the site and would not result in a harmful loss of rear garden space. Nevertheless, the application has not addressed the Council's previous concerns and is thus recommended for refusal on the grounds of character and appearance.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its siting in this visually prominent location, size, scale, bulk and crown roofed design would result in an incongruous development which would fail to harmonise with the architectural composition of the original and adjoining buildings and would be detrimental to the character, appearance and visual amenities of the host dwelling, the street scene and the wider Hillingdon Court Park Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies HC1, D4 and D8 of the London Plan (2021) and the National Planning Policy Framework (2021).

INFORMATIVES

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
LPP HC1	(2021) Heritage conservation and growth
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

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